

## **TOWN OF NORTH HEMPSTEAD**

### **BOARD OF ZONING APPEALS**

#### **NEW CASES**

**OCTOBER 24, 2012**

**APPEAL #19392 - Steven Vigliotti**, variances 70-50.A and 70-208.F to construct a second story addition within the required front yard setback to a non-conforming dwelling; N/side 27 Mora Ct., 235' W/of Buckingham Pl., Manhasset, Sec. 3, Blk. 58, Lot 4, R-C District.

**APPEAL #19393 - Leonard Porcelli and Kimberly Moran**, variance 70-100.2.A(4) to maintain a fence exceeding the permitted height; W/side 82 Oak Ridge Ln., 191' S/of Hillvale Rd., Albertson, Sec. 7, Blk. 210, Lot 6, R-C District.

**APPEAL #19394 - Scott Menkes (Owner)/John J. Viscardi, R.A. (Applicant)**, variance 70-32 to maintain a two story rear addition within a required rear yard setback; S/side 210 Birch Dr., 304.44' E/of Larch Dr., New Hyde Park, Sec. 9, Blk. 574, Lot 33, R-A District.

**APPEAL #19395 - Renee Persandi**, variance 70-100.2.A to erect 6' fencing beyond the building line; S/W/cor. 62 Clearland Ave. and Terrace Dr., Carle Place, Sec. 10, Blk. 303, Lot 3, R-B District.

**APPEAL #19396 – Joseph Contegiacomo**, variance 70-100.2.H to maintain an A/C unit within a front yard; S/W/cor. 1975 Lakeville Rd. and Powell Place, New Hyde Park, Sec. 8, Blk. 127, Lot 116, R-C District.

**APPEAL #19397 – Nellie Farina (Owner)/Janet Farina (Applicant)**, variance 70-100.2.H to maintain an A/C unit within a required side yard setback; W/side 363 Herricks Rd. 323.75' N/of Birchwood Dr., New Hyde Park, Sec. 9, Blk. 522, Lot 40, R-C District.

**APPEAL #19400 - Warren Herz**, variances 70-100.1.B, 70-202.1.C and 70-202.1.E to maintain accessory structures less than the required distance from the property lines, and retaining walls exceeding the permitted wall height and height above the adjoining grade; Sside 10 Old Hills Ln. 280' east of Old Hills Ln., Port Washington, Sec. 6, Blk. 83, Lot 5, R-A District.

#### **COMMERCIAL CALENDAR:**

**APPEAL #19264.A – Locust Partners, LLC (Owner/Applicant)/U. Arias Corp. (Applicant)**, appeal for determination, or in the alternative, conditional uses 70-103.K and 70-212.A and variance 70-212.B to permit the continued use of a vacant lot for parking and storage; W/side 65 and 73 Locust St., 300' S/of Hillside Ave., Manhasset, Sec. 3, Blk. 48, Lot 102, Business-B District.

**APPEAL #19264.B – Locust Partners, LLC**, appeal for determination, or in the alternative, variances 70-103.A, 70-103.F, 70-103.P, 70-145.A and 70-231 to permit the continued use of a property with insufficient off-street parking and loading zones, enclosed parking spaces, without direct access to a street, and vehicular entrance doors with insufficient setback; W/side 73 Locust St., 300' S/of Hillside Ave., Manhasset, Sec. 3, Blk. 48, Lot 101, Business-B District.

**APPEAL #19264.C – Locust Partners, LLC (Owner)/U. Arias Corp. (Applicant)**, appeal for determination, or in the alternative, variances 70-103.B, 70-103.F, 70-103.O, 70-103.P, 70-138.G, 70-145.A, 70-208.F & 70-231 to permit the maintenance of an accessory use on the same lot as a non-conforming use for outdoor storage of vehicles and equipment, with insufficient parking stall dimension, width of drive aisle, number of loading zones, enclosed parking spaces, without direct access to a street, and vehicular entrance doors with insufficient clear space; W/side 65 Locust St., 250' S/of Hillside Ave., Manhasset, Sec. 3, Blk. 48, Lot 5, Business-B District.

**APPEAL #19337 - HJJ Seaview Realty, LLC (Owner)/Ivy Enterprises, Inc. (Applicant)**, variances 70-103.A, 70-184.9, and 70-184.10.C, to construct a new warehouse/office building exceeding the permitted lot coverage, in a required rear yard setback and with insufficient off-street parking; N/side Seaview Blvd., 217.80' W/of Roslyn West Shore Dr., Port Washington, Sec. 6, Blk. 89, Lots 12, 13, 61, MPIP District.

**APPEAL #19398 - Sweet Hollow Holdings LLC**, variances 70-103.A, 70-103.B, 70-103.F, 70-103.K, 70-103.P and 70-229.A to convert an existing retail space to a medical office with insufficient off-street parking, stall sizes and loading zones, parking located off-site on vacant land, parking located beneath a structure; and non-compliance with prior Appeal No. 7278; N/W/cor. 125 Mineola Ave. and Woodward St., Roslyn Heights, Sec. 7, Blk. 14, Lot 166, B-B District.

**APPEAL #19399- WKT Associates Inc., (Owner)/Valley National Bank (Applicant)**, variance 70-196.J(1) to install a sign exceeding the permitted height above grade; N/W/cor. 699 Hillside Ave. and Kalda Ave., New Hyde Park, Sec. 8, Blk. K09, Lot 1, B-A District.

**CONTINUED CALENDAR:**

**APPEAL #19360 – Salvatore and Angela Posillico**, appeal for determination, or in the alternative, variance 70-39.C to maintain covered stairs exceeding the permitted gross floor area; S/W/cor. 146 Whitney St. and Carle Rd., Westbury, Sec. 10, Blk. 275, Lot 6, R-B District.

**ADJOURNED CALENDAR:**

**APPEAL #19327 - Mitchell Shapiro (Owner)/Edna Guilor, R.A. (Applicant)**, appeal for determination 70-24 to maintain 1 attached and 1 detached garage – not a permitted use - or in the alternative a variance from 70-24, and a variance from 70-100.1.A to maintain a detached garage exceeding the permitted height; W/side 18 Robin Way, 131.97' N/of Woodland Pl., Great Neck, Sec. 2, Blk. 41, Lots 49, 50, R-A District. (7-18-12)

**APPEAL #19376 - Ari & Maria Nieminen**, variance 70-202.1.C and 70-202.2.C to construct replacement retaining walls exceeding the permitted height and increase the paved area without additional stormwater control; S/side 26 Rugby Rd., 250.07' E/of Onderdonk Ave., Manhasset, Sec. 3, Blk. 65, Lot 135, R-B District.

**APPEAL #19354 - Grand Boulevard Realty, LLC**, variance 70-125 to maintain a conversion from mixed-use to an all-residential building within a business district; N/W/cor. 218 Grand Blvd. and Monitor St., Westbury, Sec. 11, Blk. 39-1, Lots 51 & 53, B-A/New Cassel Urban Renewal Overlay Districts.